

**CITY OF FORT SCOTT
CITY COMMISSION MEETING**

Minutes of June 20, 2017

Regular Meeting #12

The regular meeting of the Fort Scott City Commission was held June 20th, 2017 at 6:00 p.m. in the City Commission Room, 123 S. Main, Fort Scott, Kansas.

ROLL CALL:

Commissioners Adams, Bartelsmeyer, and Nichols were present with Mayor Mitchell presiding. Commissioner Mason was absent.

INVOCATION: Pastor Paul Rooks, Grace Baptist Tabernacle, said a prayer asking God for guidance for the city and all government and city officials.

AUDIENCE IN ATTENDANCE: Travis Shelton, Dustin McClure, Paul Rooks, Seth Nettling, Larry Gazaway, Jana Walker, Clayton Miller, Paul Ballou, Sarah Steele, Carolyn Lee, Linda Moen, Deb Needleman, J. D. Christie, Joel Riggs, Dave Bruner, Jim Cox, Rick Hurd, Shirley Hurd, Lauren Hurd, Doug Hurd, Theresa Hurd, Elsie Hurd, Autumn Durossette, Denver Mitchell, Rhonda Dunn, Todd Farrell, Rachel Pruitt, Max Fanning, Steve James, Jeff Olson, Barry Queen, Mark Knutson, Margaret Kerr, Michelle Workman, representing Fort Scott Biz, and Jason Silvers, representing the Fort Scott Tribune.

PROCLAMATIONS/RECOGNITIONS: Recognition of Rick Hurd – Deb Needleman recognized Rick Hurd who will be retiring on June 26th, 2017 after 22 years of service with the City of Fort Scott. A reception will be held on Friday, June 23rd, at 2:00 p.m. for Rick and she invited all to attend.

Rick thanked the City Commission for all their support these last 22 years.

APPROVAL OF MINUTES AND APPROPRIATIONS/CONSENT AGENDA:

- A. Approval of minutes of the regular meeting of June 6th, 2017.
- B. Approval of Appropriation Ordinance 1195-A totaling \$365,686.99.
- C. Fireworks Waiver – July 4th, 2017
- D. Certificate of Appropriateness – 2 Main Street, 14 E. Wall Street, and 16 E. Wall – Georgia Brown
- E. Cereal Malt Beverage Application –Maria’s – 302 E. 1st Street
- F. Parade Permit – Burke Street Parade – July 4th, 2017

Bartelsmeyer moved to approve the Consent Agenda. Adams seconded. All voted aye.

APPROVED CONSENT AGENDA.

APPEARANCE/COMMENTS/PUBLIC HEARING:

A. APPEARANCE:

Carolyn Lee – Ms. Lee informed the Commission that she would like to recognize Rachel Pruitt for all of the assistance she has given the Western Senior Living Apartments. The apartments are completely filled except for three apartments. She gave her a card of appreciation for her tremendous support of the building.

Commissioner Adams also stated that it is great to see people walking in the downtown area and to have neighbors once again. He thanked Rachel also for all she has done.

Jana Walker – Closure of Burke Street – Jana Walker appeared before the Commission to request Burke Street be closed on July 4th from 9:30 a.m. until 11:30 p.m. from 10th and Burke to Lakin Drive. They plan to have a big block neighborhood party. She has visited with Chief Shelton, Chad Brown and also the City Manager about this. They have also talked to all the neighbors, with the exception of two, about the closure and they have no problem with it. They plan to have activities all day after the parade in the morning and then a cookout in the early evening and ending with fireworks.

Adams moved to approve the closure of Burke Street on July 4th, 2017 from 10th and Burke to Lakin Drive from 9:30 a.m. to 11:30 p.m. Nichols seconded. All voted aye.

APPROVED THE CLOSURE OF BURKE STREET ON JULY 4TH, 2017 FROM 10TH AND BURKE TO LAKIN DRIVE FROM 9:30 A.M. TO 11:30 P.M.

Seth Nettling – Brownsfield Update – Mr. Nettling appeared before the Commission and thanked the City for hosting the recent Brownsfield workshop that was held. He also thanked Rachel Pruitt for her assistance.

He stated that the City of Fort Scott has been part of the Brownsfield Coalition since 2013. There has been \$387,000 spent out of the \$600,000 so there is still money available. He is currently working with E.P.A. to request an extension of this program. Currently there has been 576 acres cleared with Brownsfield Grant Program. The City of Fort Scott has cleared 229 acres. The Industrial Park and the Riverfront Park had huge acreage which E.P.A. likes to see. There were 38 total sites assessed by the City for Phase 1, 7 sites for Phase 2, and 1 site for Phase 3. He commended the City of Fort Scott for the use of this program.

City Manager thanked him and said that this has been a great partnership.

Rachel Pruitt – LaRoche Ballpark Fireworks – Rachel Pruitt informed the Commission on July 4th there will be a benefit concert at LaRoche Ball Complex. The gates will open at 5:00 p.m. with a band opening at 6:00 p.m., a Veteran speaker after that and the Jason Boland and the Stragglers band at 8:00 p.m. Fireworks will follow after this band around 10:00 p.m. She asked for approval to have the fireworks at the end of this event.

Bartelsmeyer moved to approve the fireworks at the LaRoche Ball Complex on July 4th. Nichols seconded. All voted aye.

APPROVED THE FIREWORKS AT THE LAROCHE BALL COMPLEX ON JULY 4TH, 2017.

B. CITIZEN COMMENTS (Concerning Items Not on Agenda – 3 minute limit per citizen) - None

C. PUBLIC HEARINGS:

Mitchell moved to open the Public Hearing at 6:17 p.m. Adams seconded. All voted aye.

OPENED PUBLIC HEARING AT 6:17 P.M.

Joel Riggs of Supermarket Developers with Associated Wholesale Grocers gave a powerpoint presentation. He introduced J.D. Christie, Jeff Olson, Barry Queen, Steve James and Mark Knutson who are all involved in this project.

Barry Queen, principal of Queen Enterprises, LLC informed the Commission that he assists in the operation of supermarkets. This supermarket will be a 39,500 square foot facility with an additional restaurant/retail planned on over five acres. Dunkin Donuts will be located inside the store on the south side with a drive through. This is a \$9.4 million project that will have 100 new jobs and \$130,000 in added tax revenues to the City. There are also three lots that have been acquired that are included in the final plat with a section in front of the store and property between the grocery store and Tractor Supply.

Joel Riggs said that significant and immediate economic benefits to the City and other taxing districts include in the first twenty years: \$25 million in sales tax revenues, \$3 million in real estate property taxes, and \$600,000 in personal property taxes. They look to close on the property around the first part of July and begin working immediately.

City Manager thanked them for investing in our community.

6:00 p.m. Consideration of adoption of a Redevelopment Project Plan for the 2322 S. Main area – Approval of Ordinance No. 3511

There were no comments from the audience on this public hearing.

Bartelsmeyer moved to approve Ordinance No. 3511 the adoption of a Redevelopment Project Plan for the 2322 S. Main Street area. Adams seconded. All voted aye.

APPROVED ORDINANCE NO. 3511 OF THE GOVERNING BODY OF THE CITY OF FORT SCOTT, KANSAS ADOPTING A REDEVELOPMENT PROJECT PLAN FOR THE SINGLE PROJECT AREA WITHIN THE 2322 S. MAIN REDEVELOPMENT DISTRICT WITHIN THE CITY.

6:00 p.m. Consideration of creation of a Community Improvement District at 2322 S. Main – Approval of Ordinance No. 3512

Bartelsmeyer moved to approve Ordinance No. 3512 authorizing the creation of a Community Improvement District for the 2322 S. Main area. Adams seconded. All voted aye.

APPROVED ORDINANCE NO. 3512 AUTHORIZING THE CREATION OF A COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF FORT SCOTT, KANSAS; AUTHORIZING THE REIMBURSEMENT OF CERTAIN ECONOMIC DEVELOPMENT PROJECT COSTS INCURRED WITHIN SAID DISTRICT; AND AUTHORIZING THE IMPOSITION OF A COMMUNITY IMPROVEMENT DISTRICT SALES TAX TO BE COLLECTED WITHIN SAID DISTRICT (2322 S. MAIN COMMUNITY IMPROVEMENT DISTRICT).

Bartelsmeyer moved to close the Public Hearing at 6:38 p.m. Nichols seconded. All voted aye.

CLOSED PUBLIC HEARING AT 6:38 P.M.

CONSIDERATION:

1. Ordinance of the Governing Body of the City of Fort Scott, Kansas approving a Development Agreement for the Development of the 2322 S. Main Redevelopment District, 2322 S. Main Community Improvement District – Approval of Ordinance No. 3513

Nichols moved to approve Ordinance No. 3513 approving a development agreement for the 2322 S. Main Redevelopment District. Adams seconded. All voted aye.

APPROVED ORDINANCE NO. 3513 OF THE GOVERNING BODY OF THE CITY OF FORT SCOTT, KANSAS APPROVING A DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF THE

2322 S. MAIN REDEVELOPMENT DISTRICT, 2322 S. MAIN COMMUNITY IMPROVEMENT DISTRICT.

2. Resolution 25-2017 of the Governing Body of the City of Fort Scott, Kansas determining the advisability of issuing Industrial Revenue Bonds for the purpose of financing the acquisition, construction, renovation, and equipping of a commercial facility to be located in said City; and authorizing execution of related documents.

Mitchell moved to approve Resolution No. 25-2017 issuing Industrial Revenue Bonds for the purpose of financing the acquisition, construction, renovation and equipping of a commercial facility to be located in said city. Bartelsmeyer seconded. All voted aye.

APPROVED RESOLUTION NO. 25-2017 OF THE GOVERNING BODY OF THE CITY OF FORT SCOTT, KANSAS DETERMINING THE ADVISABILITY OF ISSUING INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION, RENOVATION, AND EQUIPPING OF A COMMERCIAL FACILITY TO BE LOCATED IN SAID CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS.

3. Approval of Final Plat – Main Street Marketplace Subdivision – Joel Riggs informed the Commission that the Planning Commission has previously approved this final plat.

Mitchell moved to approve the final plat for the Main Street Marketplace, a subdivision in the City of Fort Scott, Kansas. Nichols seconded. All voted aye.

APPROVED FINAL PLAT FOR MAIN STREET MARKETPLACE, A SUBDIVISION IN THE CITY OF FORT SCOTT, BOURBON COUNTY, KANSAS.

4. Discussion of demolition at 417 S. Main Street – Rhonda Dunn, Codes Director informed the Commission that the structure at 417 S. Main has been an issue since 2006. There have been two fires in this structure and she shared photos with them. In July of 2016 the City Commission approved the condemnation and demolition of this structure. Autumn Durossette was present and has rehabilitated several houses. She wants to rehabilitate this structure. She asked the Commission to continue their stance on the demolition of this structure and not set a precedence.

Autumn Durossette, along with her brother, Denver Mitchell addressed the Commission and showed pictures of the outside and inside of the structure. They have gotten estimates to repair the foundation of the structure. She does not believe this structure is in that bad of condition to be demolished. She has the Quit Claim deed but has not filed it yet and is waiting to see if the demolition will be overturned.

City Commission did not change their stance on the demolition of this structure and it will be demolished. They thanked them for their comments.

5. Appointment of Fort Scott Public Library Board member to replace Jeff Pommier – Mayor Mitchell informed the Board that she serves as the City’s representative on the Library board. There was an opening posted recently to replace Jeff Pommier. The Library Board met earlier and recommended Mirriam Mix to replace Mr. Pommier. She is a junior in High School.

Commissioner Adams stressed that it is the City Commission’s job to appoint members to the various boards and not the actual board’s.

Jon Garrison, Director of Finance, brought up her age as she is not old enough to vote and they do vote on taxation issues for the library.

Mayor Mitchell asked to table this appointment and she will bring those concerns back to the Library board.

6. Approval of Tourism website – Larry Gazaway, Tourism Director, informed the Commission that one of his three goals was to put together a marketing website to target people to come and visit Fort Scott. He searched several companies and has come with a recommendation to approve Lifted Logic of Overland Park, Kansas. Their quote is for \$14,000 and this amount will be paid out of transient guest tax funds. This company will come to Fort Scott and photograph the City, use drone footage and make certain that Staff can change, edit, upload all means of social media. Their references were also very good.

Nichols moved to approve Lifted Logic of Overland Park, Kansas in the amount of \$14,000 to construct a tourism website for the City of Fort Scott. Bartelsmeyer seconded. All voted aye.

APPROVED LIFTED LOGIC OF OVERLAND PARK, KANSAS IN THE AMOUNT OF \$14,000 TO CONSTRUCT A TOURISM WEBSITE FOR THE CITY OF FORT SCOTT.

COMMISSION/STAFF:

A. Director Updates:

Todd Farrell –Parks Supervisor – Todd shared pictures with the Commission of the new pickle ball courts that he and his staff along with Buck Run Community Center staff, have renovated at the old Water Plant tennis courts. He told them the process of the renovation and the courts look great. The total cost of the renovation was \$9,350 with the City paying \$4,600, Buck Run paying \$3,147 and Pete Allen contributed \$1,500 for additional netting and fencing.

The Commission commended him on the great job!

Paul Ballou – Fire Chief – Chief Ballou informed the Commission that the ISO rating for the City was recently lowered from a 4 to a 3 which is great news. When the inspection occurred, they also looked at the building codes side of this. The City scored a 9 out of 10 which was not great. Due to the fact that new codes have been adopted, the new rating went from a 9 to a 5 which is great.

Rachel Pruitt – Rachel stated she had two items. She was asked by the Beacon if there was a way to put together a job openings flyer. She asked Alison Turvey at the Chamber to work on this and she made a great flyer she will be updating weekly. This will show all openings in the City of Fort Scott and be posted in various locations so the public can view them.

The Mayor received notification from the Kansas Department of Commerce that the building at 124 E. Wall received the C.D.B.G. grant in the amount of \$95,000. This is great news!

B. City Commission:

Adams – Remarked that he was glad the Commission's stance did not change on the structure at 415 S. Main.

Bartelsmeyer – Said that she believes the Codes Department is doing their job and it is difficult at times. She is excited about what all is going on.

Mason – Not present.

Nichols - Stated that the grocery store presentation was wonderful. He thanked G & W grocery store for the great job they are doing in our community also.

Mitchell – Nothing to report.

C. City Attorney: Nothing to report.

D. Director of Finance: Nothing to report.

E. City Manager:

1. Projects – City Manager said that there have been several entities that have worked together to help make these recent projects over the past few years come together. He read a statement from David Christie who was unable to attend the meeting tonight as he was out the country. He stated that Fort Scott was one of the most professional cities he has worked work with as well as the Council and staff.

ADJOURNMENT:

Adams moved to adjourn the meeting at 7:36 p.m. Bartlesmeyer seconded. All voted aye.

ADJOURNED MEETING AT 7:36 P.M.

The next regularly scheduled meeting is to be held on July 18th, 2017 at 6:00 p.m.

RECORDED BY:

DIANE K. CLAY
CITY CLERK